

March 21, 2007

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:03 p.m. on Wednesday, March 21, 2007, in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Uchima.

3. ROLL CALL

Present: Commissioners Busch, Gibson, Uchima and Chairperson Faulk.

Absent: Commissioners Browning, Horwich and Weideman.

Also Present: Sr. Planning Associate Santana, Planning Assistant Yumul,
Fire Marshal Kazandjian, Plans Examiner Noh,
Associate Civil Engineer Symons and City Attorney Fellows.

Sr. Planning Associate Santana noted that Commissioners Browning, Horwich and Weideman were previously granted excused absences from this meeting.

4. POSTING OF THE AGENDA

Sr. Planning Associate Santana reported on the posting of the agenda.

5. APPROVAL OF MINUTES

MOTION: Commissioner Busch moved for the approval of the February 21, 2007 minutes as submitted. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote, with Chairperson Faulk abstaining (absent Commissioners Browning, Horwich and Weideman).

6. REQUESTS FOR POSTPONEMENT

Sr. Planning Associate Santana relayed a request to continue Agenda Item 10A (WAV07-00003: Lori Lindstrom) to April 4, 2007.

MOTION: Commissioner Busch moved to continue Agenda Item 10A to April 4, 2007. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Browning, Horwich and Weideman).

7. ORAL COMMUNICATIONS FROM THE PUBLIC #1

7A. Najib Al-Samarrai, 5108 Newton Street, asked that the Commission reconsider his project (PRE06-00041), which was denied at the March 7, 2007 meeting. He explained that he was unable to attend that meeting and the opposition to the project had taken his wife by surprise and she could not respond to the issues raised effectively. He expressed his willingness to work with the Commission, noting that he and his family have lived in Torrance for the past 15 years and they have a great fondness for the city. He also noted that two of his children served as ambassadors for Torrance when they visited Japan and that his wife, who does geriatric research, has a company in Torrance.

City Attorney Fellows provided clarification regarding the reconsideration process. He explained that should the Commission agree to Mr. Al-Samarrai's request, the matter would be placed on the agenda for the next meeting and the Commission would vote on whether to reconsider PRE06-00041 at that time, however, there would be no discussion on the merits of the case. Should a motion to reconsider be approved, a hearing on the case itself would be scheduled for a subsequent meeting. He noted that he had informed Mr. Al-Samarrai of his right to appeal the Commission's decision to the City Council and of the need to file the appeal in a timely manner.

Chairperson Faulk indicated that he was not inclined to reconsider this case.

Mr. Al-Samarrai reiterated his request for reconsideration, stating that there was misinformation and lies at the previous hearing.

As no commissioner expressed an interest in reconsidering the case, Chairperson Faulk moved forward with the meeting.

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Chairperson Faulk explained the policy and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

8. TIME EXTENSIONS – None.

9. CONTINUED HEARINGS – None.

10. WAIVERS

10A. WAV07-00003: LORI LINDSTROM

Planning Commission consideration for approval of a Waiver to allow less than the required front yard setback in conjunction with first and second-story additions and a garage expansion to an existing single-family residence on property located in the R-1 Zone at 3507 Cricklewood Street.

Continued to April 4, 2007.

10B. WAV07-00004: SEAN ELLIOT

Planning Commission consideration for approval of a Waiver to allow less than the required rear yard setback in conjunction with a second-story addition to an existing one-story, single family residence on property located in the R-1 Zone at 2061 W. 222nd Street.

Recommendation

Approval.

Planning Assistant Yumul introduced the request and noted supplemental material available at the meeting consisting of additional Code requirements and conditions.

Sean Elliot, 2061 W. 222nd Street, voiced his agreement with the recommended conditions of approval as revised.

MOTION: Commissioner Uchima moved for the approval of WAV07-00004, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Browning, Horwich and Weideman).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 07-036.

MOTION: Commissioner Uchima moved for the adoption of Planning Commission Resolution No. 07-036. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Browning, Horwich and Weideman).

11. FORMAL HEARINGS

11A. CUP07-00001, DIV07-00001: CHARLES BELAK-BERGER (SIMON MATTHEW AND JOSE PATHIYIL)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a new two-unit detached condominium project in conjunction with a Division of Lot for condominium purposes on property located in the R-2 Zone at 1724 Hickory Avenue.

Recommendation

Approval.

Planning Assistant Yumul introduced the request.

Charles Belak-Berger, project architect, voiced his agreement with the recommended conditions of approval. With regard to Condition No. 9, which requires the applicant to submit a tenant relocation plan, he clarified that owner resides in the single-family residence that is currently on the property.

Commissioner Busch noted that conditions require that a pedestrian pathway be provided from Hickory Avenue to Unit 2; that the amount of landscaping or pervious material be increased around Unit 2; and that the amount of useable open space be increased in the area between front and rear units.

Mr. Belak-Berger stated that he thought providing a pedestrian pathway was a good idea and that he would work with staff on the other two issues. He explained that landscaping plans have not been finalized because the developers are considering adding a swimming pool that would be shared by both units.

Commissioner Gibson questioned whether it would be brought back to the Commission if a swimming pool is added.

Sr. Planning Associate Santana advised that it would not be necessary because the pool would be located in the common area between the two units, the use and maintenance of which would be covered in the CC&Rs.

Jerry Britton, representing the Dexter family at 1718 Hickory Avenue, requested information about the project.

It was the consensus of the Commission to defer action on this item until later in the meeting so that staff could review the plans with Mr. Britton.

11B. PRE07-00001: SCOTT AND LYNN HAYWARD

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-story additions to an existing one-story, single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 22513 Susana Avenue.

Recommendation

Approval.

Sr. Planning Associate Santana introduced the request.

Scott Hayward, 22513 Susana Avenue, voiced his agreement with the recommended conditions of approval. He submitted letters from immediate neighbors in support of the project.

MOTION: Commissioner Uchima moved to close the public hearing. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

MOTION: Commissioner Uchima moved for the approval of PRE07-00001, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote (absent Commissioners Browning, Horwich and Weideman).

Sr. Planning Associate Santana read aloud the number and title of Planning Commission Resolution No. 07-039.

MOTION: Commissioner Uchima moved for the adoption of Planning Commission Resolution No. 07-039. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Browning, Horwich and Weideman),

Discussion of Agenda Item 11A resumed at this time.

11A. CUP07-00001, DIV07-00001: CHARLES BELAK-BERGER (SIMON MATTHEW AND JOSE PATHIYIL)

In response to Commissioner Busch's inquiry, City Attorney Fellows confirmed that a condition could be included requiring that the matter be returned to the Commission should the developers decide to add a swimming pool.

MOTION: Commissioner Uchima moved to close the public hearing. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote.

Commissioner Busch indicated that he favored including conditions requiring the addition of a swimming pool to be reviewed by the Commission and limiting the hours of construction to 7:00 a.m. to 7:00 p.m., with no construction on Sundays.

City Attorney Fellows provided direction regarding appropriate language for the condition involving the swimming pool.

Commissioner Uchima expressed confidence that any issues involving the swimming pool could be worked out with staff.

Commissioner Gibson voiced support for including the condition about the pool.

MOTION: Commissioner Busch moved for the approval of CUP07-00001 and DIV07-00001, as conditioned, including all findings of fact set forth by staff, with the following modifications:

Add

- That any changes to the CC&Rs to allow a swimming pool shall be returned to the Commission.
- That hours of construction shall be from 7:00 a.m. to 7:00 p.m., with no construction on Sundays.

The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Browning, Horwich and Weideman).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 07-039.

MOTION: Commissioner Uchima moved for the adoption of Planning Commission Resolution No. 07-039 as amended. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Browning, Horwich and Weideman).

12. **RESOLUTIONS** – None.
13. **PUBLIC WORKSHOP ITEMS** – None.
14. **MISCELLANEOUS ITEMS** – None.
15. **REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS** – None.
16. **LIST OF TENTATIVE PLANNING COMMISSION CASES**

Sr. Planning Associate Santana reviewed the agenda for the Planning Commission meeting of April 4, 2007.

17. **ORAL COMMUNICATIONS FROM THE PUBLIC #2**

17A. Referring to Mr. Al-Samarrai's request for reconsideration of PRE06-00041 (Oral Communications #1), Commissioner Busch stated that he favored placing this matter on the agenda for the next meeting due to the absence of three commissioners from this meeting.

City Attorney Fellows confirmed that Commissioner Uchima could vote on this matter even though he was not present at the original hearing.

MOTION: Commissioner Busch moved to add the item to the next meeting's agenda. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioners Browning, Horwich and Weideman).

17B. Commissioner Busch, echoed by Commissioner Gibson, thanked City Attorney Fellows for attending the meeting and sharing his knowledge and expertise.

18. **ADJOURNMENT**

At 7:52 p.m., the meeting was adjourned to Wednesday, April 4, 2007, at 7:00 p.m.

Approved as Submitted April 18, 2007 s/ Sue Herbers, City Clerk
